

Altos Del Mar Park Master Plan

City of Miami Beach, Florida



Final City Commission Meeting

July 23, 2014

AECOM

PREFERRED ALTERNATIVE

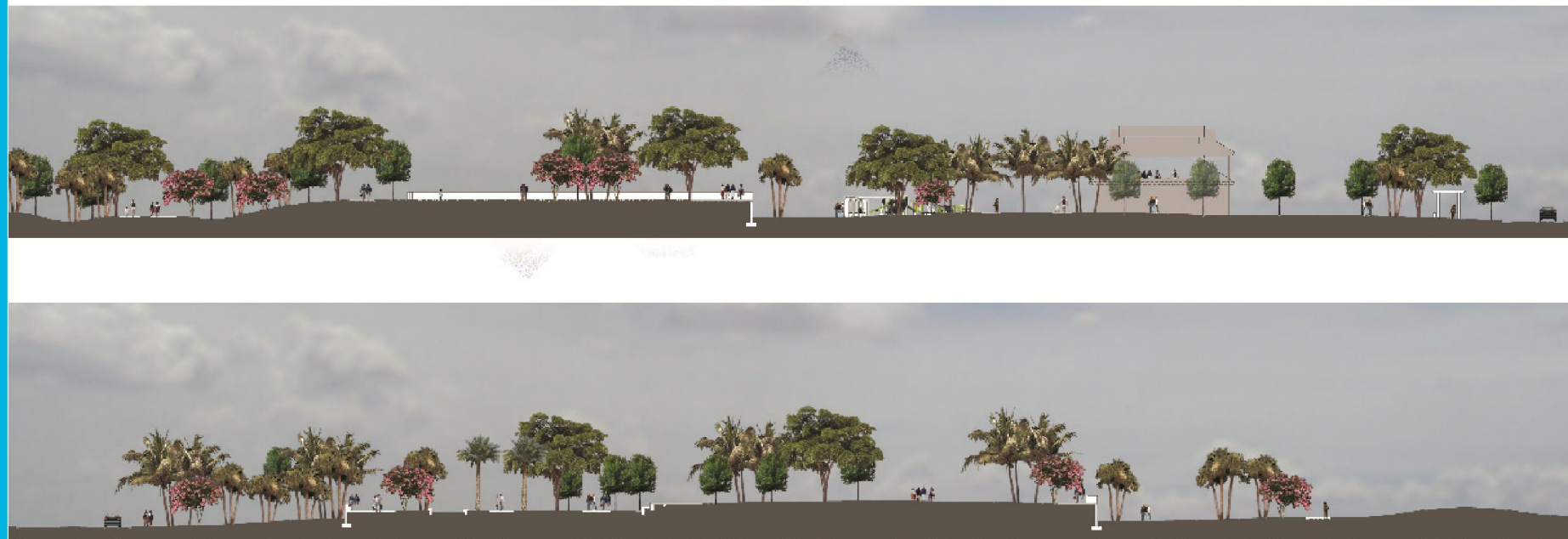


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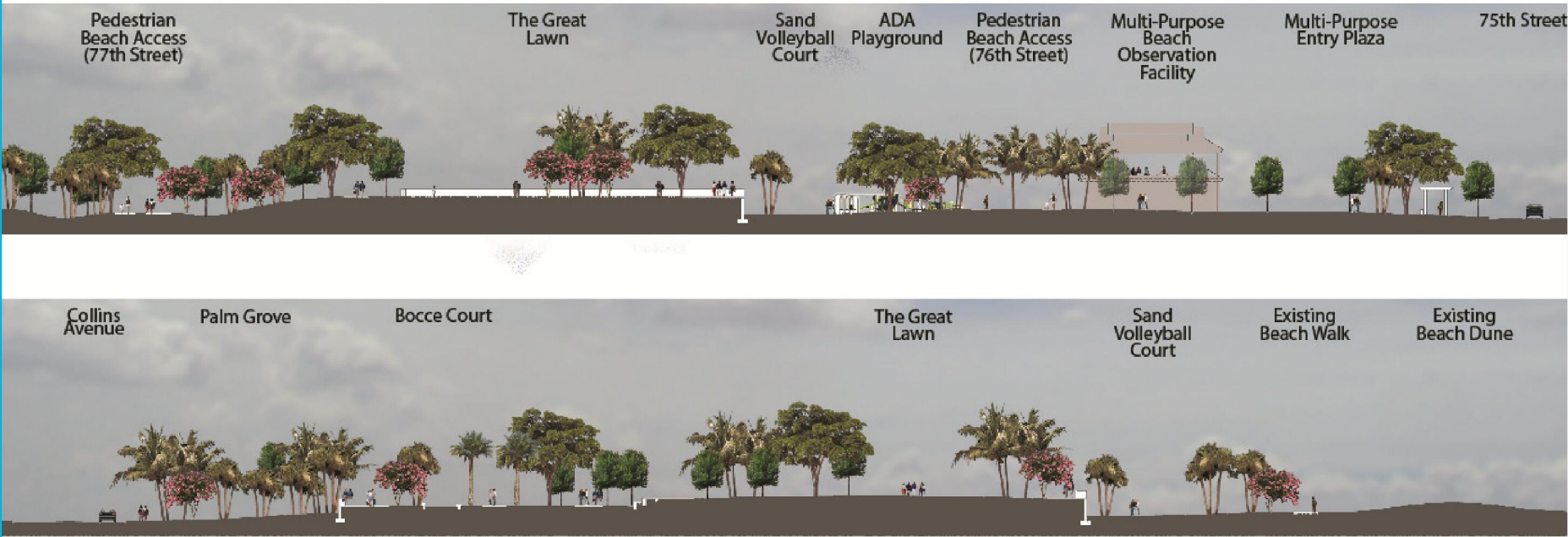
- LEGEND
- 1 Pedestrian Entrance
 - 2 Multi-Purpose Beach Observation Facility
 - 3 Multi-Purpose Entry Plaza (Interactive Fountain)
 - 4 Enhanced Existing Public Parking Area
 - 5 Sand Volleyball Court (2)
 - 6 Pedestrian Beach Access in the Vacated Right Of Way
 - 7 Historic Atlantic Way
 - 8 Multi-Use Walkways
 - 9 Bocce Court (1)
 - 10 Retaining Wall
 - 11 Buffer Planting
 - 12 Beach Dune Planting
 - 13 The Great Lawn
 - 14 Native Gardens
 - 15 Relocated Historic Coral Wall / Proposed Seating Wall
 - 16 Amphitheater Style Seating
 - 17 Art In Public Places Opportunity (Mural/Sculpture)
 - 18 ADA Playground
 - 19 Seating Area with Natural Stone Pavers
 - 20 Benches (33) with Litter Receptacle (17)
 - 21 Chilled Drinking Fountain (2)
 - 22 Bicycle Rack (4)
 - 23 Pedestrian (22), Bollard (28), + Landscape (25) Lighting
 - 24 Existing Beachwalk
 - 25 Existing Beach Dune



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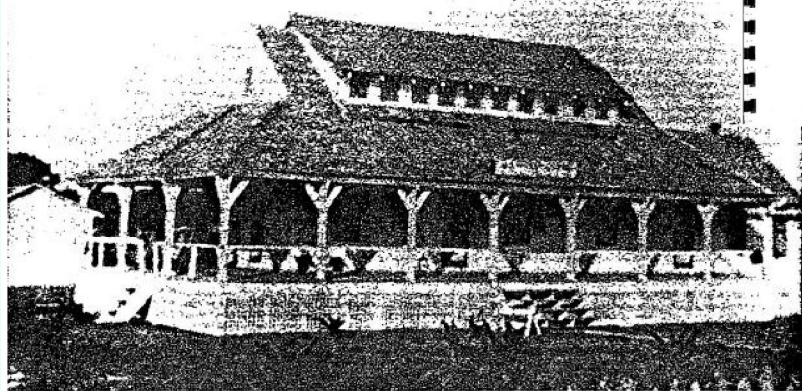




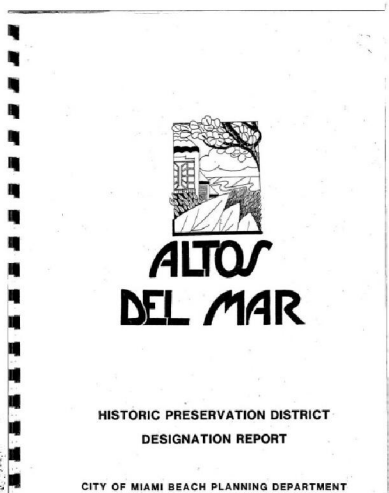
ALTOS DEL MAR PARK HISTORY & STUDIES

COMPLIANCE WITH ALTOS DEL MAR DESIGN GUIDELINES:
On August 10, 2000, the Historic Preservation Board adopted Design Guidelines for properties located within the Altos Del Mar Local Historic District. The goals of the Guidelines are:

- Preservation and rehabilitation which contribute to the character of the historic districts.
- To advance the quality of design and construction within the Altos Del Mar single-family historic district.
- Maintain the historic street grid and restore the historic names of the streets.
- Follow the historic building pattern for setbacks, yard areas and open space.
- Ensure a similarity of scale (height, size, and massing) between old and new buildings.
- Mitigate the incongruity that would be created between old and new buildings by the coastal flood protection regulations, with limitations on building height, setbacks and massing.



Biscayne Bay House of Refuge as it appeared circa 1921
City of Miami Beach Archives



REVITALIZING NORTH BEACH
OCEANFRONT PARKS
THROUGH PLACEMAKING

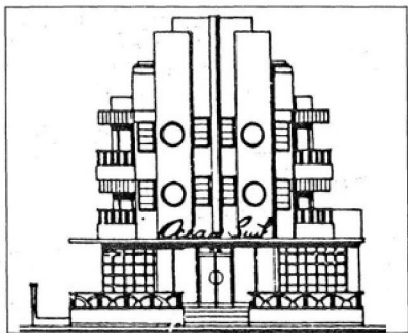
DRAFT REPORT

Prepared by:
Project for Public Spaces, Inc.

Prepared for:
City of Miami Beach
Planning Department

February 2006

HARDING TOWNSITE/SOUTH ALTOS DEL MAR
HISTORIC DISTRICT
DESIGNATION REPORT



Ocean Surf Hotel, 7436 Ocean Terrace, Designed by Anton Skisiewicz, 1940
Illustration by Richard Rickles

Prepared By:
City of Miami Beach
Planning, Design and Historic Preservation Division
1996

Altos Del Mar Park Master Plan Community Workshop
Pictures:



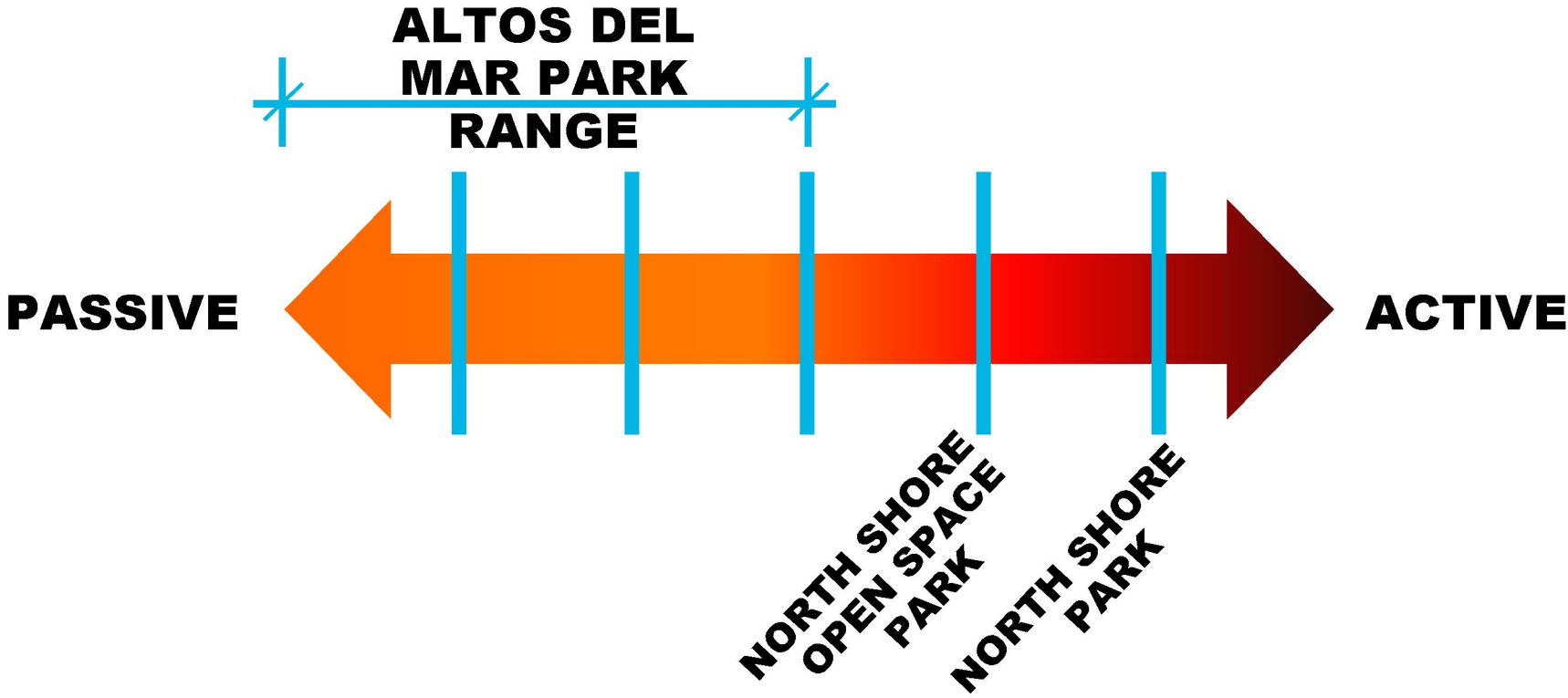
PARK LOCATIONS

- A. STILL WATER PARK
- B. CRESPI PARK
- C. FAIRWAY PARK
- D. NORTH SHORE PARK & YOUTH CENTER
- E. NORTH SHORE PARK BANDSHELL / AMPHITHEATER
- F. TATUM PARK
- G. NORTH SHORE OPEN SPACE PARK

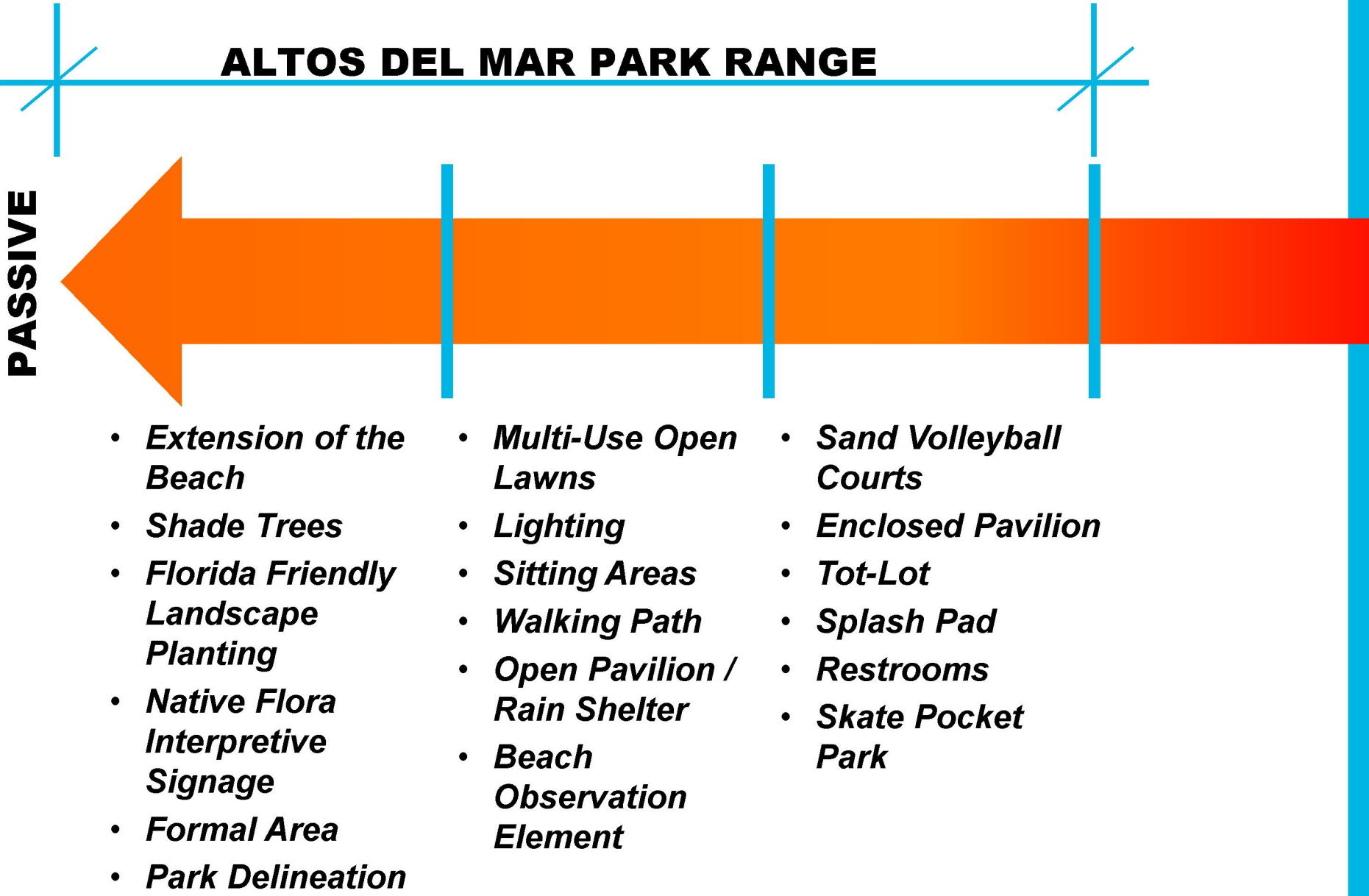




ALTOS DEL MAR PARK POTENTIAL PROGRAM RANGE



ALTOS DEL MAR PARK POTENTIAL PROGRAM ELEMENTS





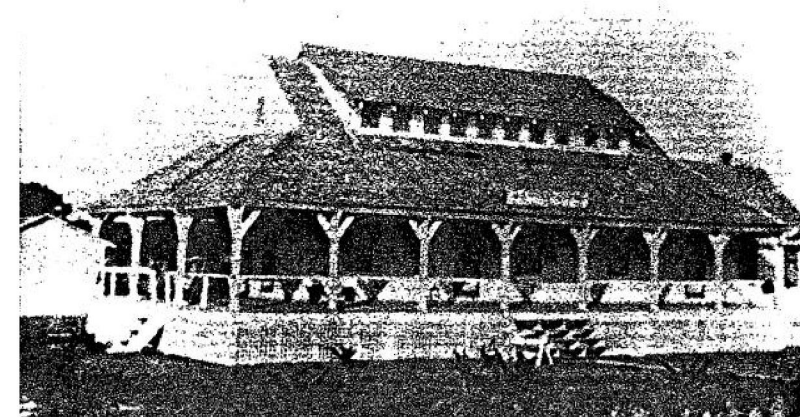
COMMUNITY WORKSHOP PARK PROGRAMING RESULTS

- ***Extension of the Beach***
- ***Shade Trees***
- ***Florida Friendly Landscape Planting – botanical garden experience***
- ***Native Flora with Interpretive Signage***
- ***Formal Area***
- ***Park Delineation – low / minimal perimeter delineation***
- ***Multi-Use Open Lawns***
- ***Lighting***
- ***Sitting Areas – benches as sculptural elements***
- ***Walking Path – with vita course***
- ***Open Pavilion / Rain Shelter***
- ***Beach Observation Element***
- ***Sand Volleyball Courts***
- ***Enclosed Pavilion***
- ***Tot-Lot***
- ***Splash Pad***
- ***Restrooms***
- ***In Addition:***
 - *Domino / chess / board games concrete tables*
 - *Art in Public Places opportunity*
 - *Picnicking areas*
 - *Bike racks*
 - *Vacate ROW on 76th Street*
 - *Bocce / Croquet Courts*
 - *Buried FPL lines*
 - *“Hammock Orchard”*



COMMUNITY WORKSHOP PARK FRAMEWORK RESULTS

- **Native landscape throughout with interpretive signage in a botanical garden like experience**
- **Lighting throughout the park with key areas in the Western Side providing mood lighting**
- **Open lawns areas at Park Core with no soccer playing opportunities**
- **Defined park delineation but with minimal visual impact**
- **An open air pavilion to be located at the southeast corner of the park along Beach Side and should include:**
 - restroom facilities
 - beach observation element
 - design with similar characteristics to the historic House of Refuge
- **Tot-lot / splash-pad opportunity at Beach Side's southeastern corner.**

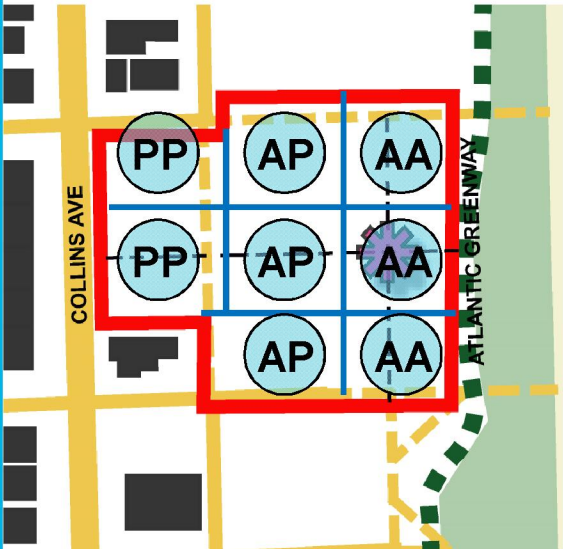




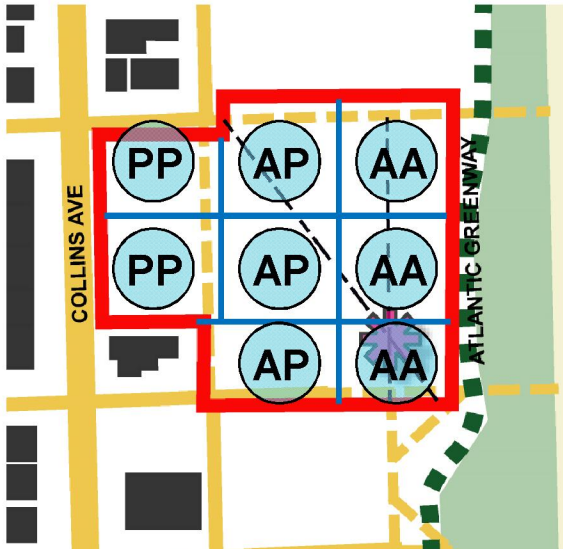
DESIGN PRINCIPLES

- Park is not the Destination – The Beach is
- Accessible to Everyone
- Passive Park Elements Only (Not Active)
- Strong Framework Elements but Flexible Program
- CPTED: Improve Lighting and Security
- Sustainable, Low Maintenance, Native Plantings
- Budget Conscious / Cost Effective
- Beautiful but Functional

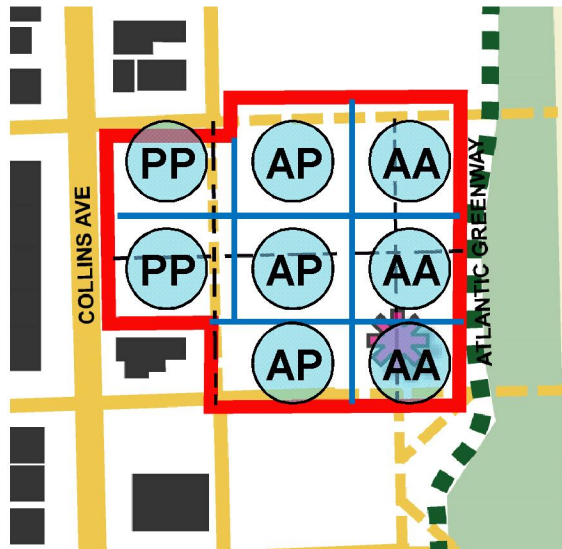
FRAMEWORK ANALYSIS



ALTERNATIVE 1



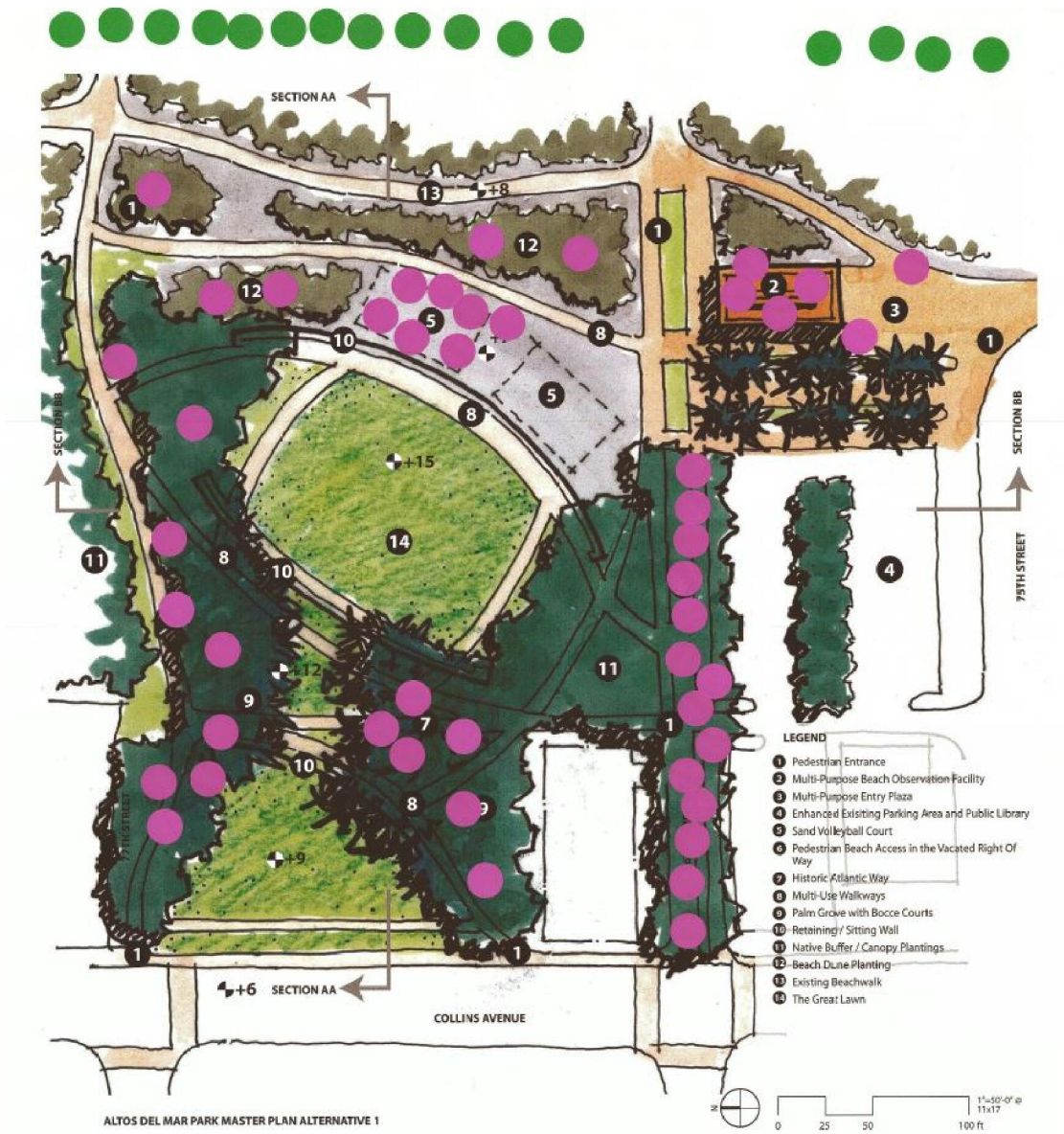
ALTERNATIVE 2



ALTERNATIVE 3



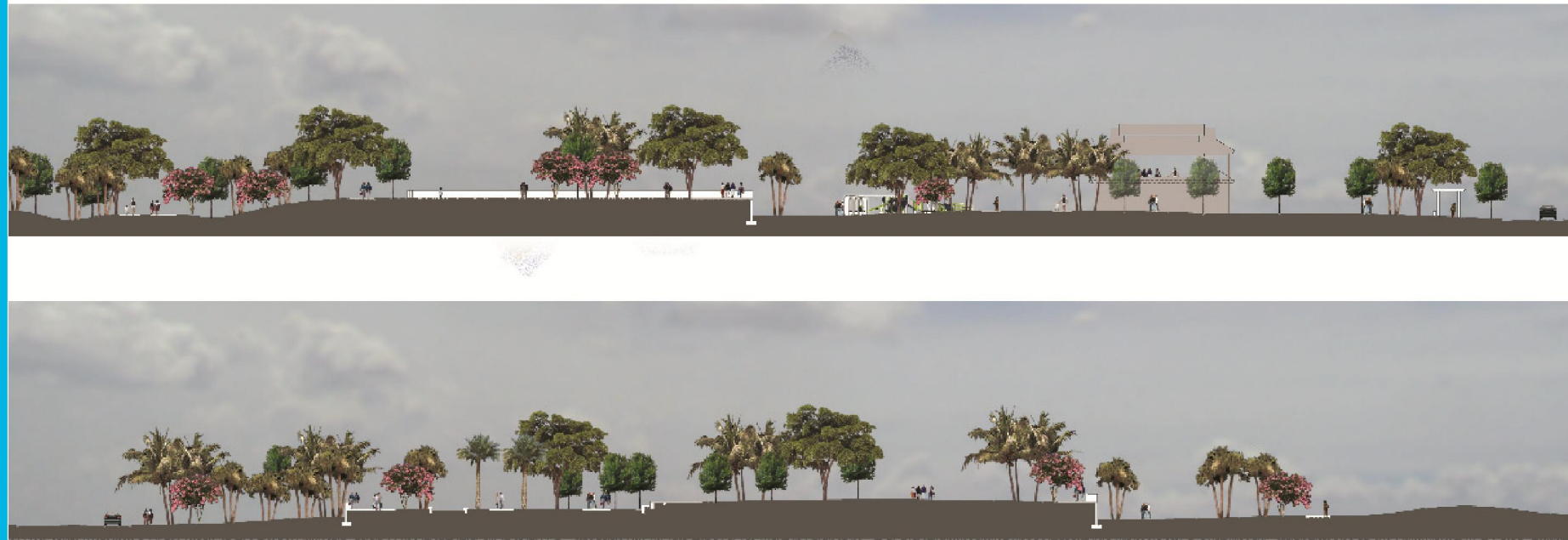
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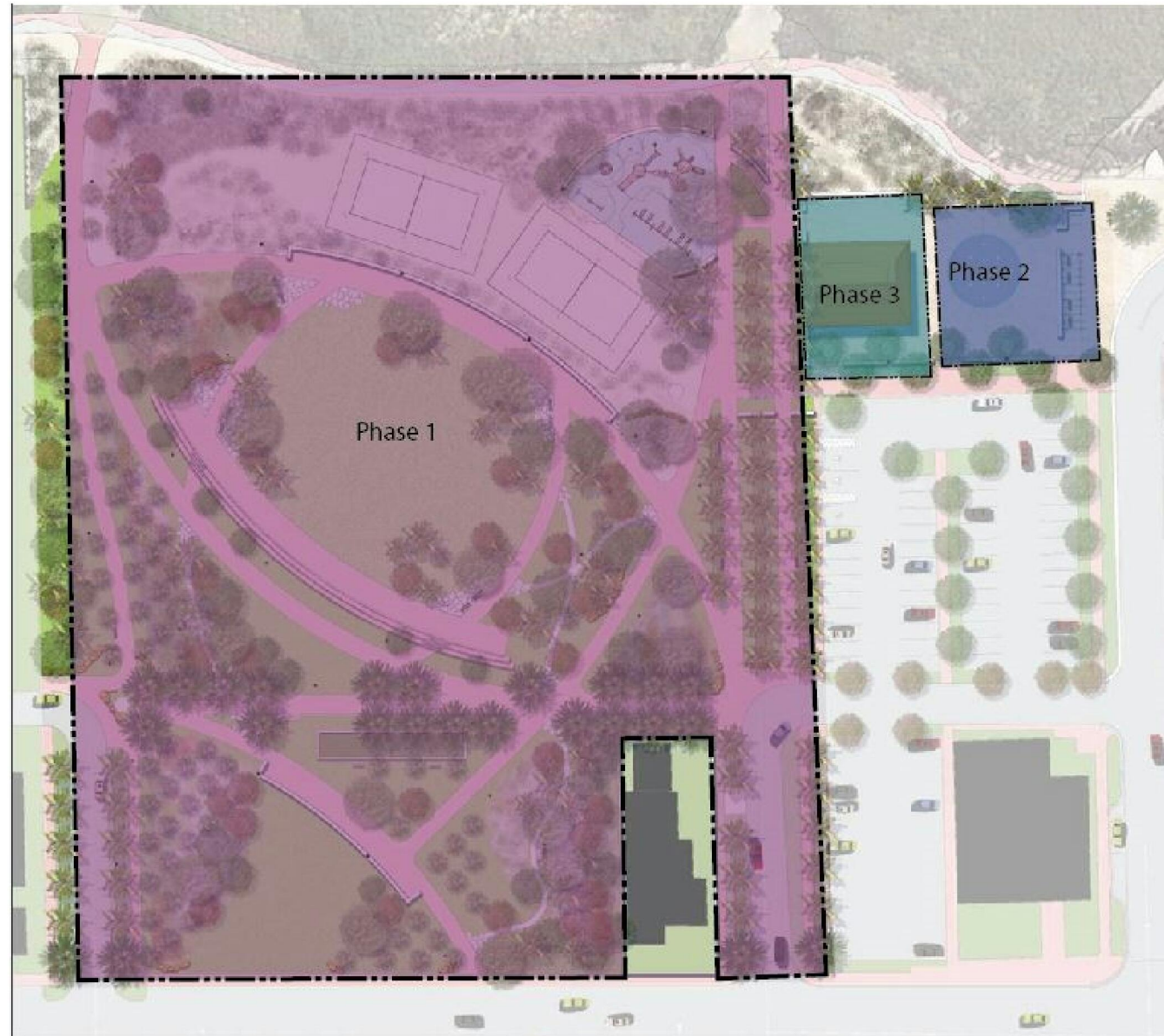
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Questions?



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